



City of Somerville, Massachusetts

Condominium Review Board

Katjana Ballantyne, Mayor

Monday, January 24th, 2022

6:00 PM

Board Members

Zachary Zasloff

Patricia Paul

William Medeiros

Alix Simeon

Paula Vancini

Pursuant to Chapter 20 of the Acts of 2021, this meeting of the Condominium Review Board will be conducted via remote participation. We will post an audio recording, audio-video recording, transcript, or other comprehensive record of these proceedings as soon as possible after the meeting on the City of Somerville website and local cable access government channels.

Please register for Condo Review Board Hearing on Jan 24, 2022 6:00 PM EST at:

<https://attendee.gotowebinar.com/register/1514018036150335758>

After registering, you will receive a confirmation email containing information about joining the webinar.

You can also call in to attend the hearing by calling +1 (631) 992-3221 and entering the pin 512-943-587

CONDO REVIEW BOARD MEETING AGENDA –December 20, 2021

- 1. MEETING CALL TO ORDER**
- 2. STAFF COMMUNICATION**
- 3. NEW BUSINESS**

FINAL PERMITS

Ward 3 Precinct 3

Application of Centura Bay, LLC., Seeking a Final Conversion Permit for Unit #1, Unit #2 and Unit #3 located at 25 Cleveland Street.

Ward 7 Precinct 1

Application of Raggydoodle Properties, LLC., Seeking a Final Conversion Permit for Unit #1 and Unit #2 located at 54 Paulina Street.

PRELIMINARY HEARINGS

Ward 7 Precinct 1

Application of 7 Whitman Street, LLC., Seeking a Preliminary Rental Conversion Permit for Unit #1 and also a Preliminary Rental Conversion Permit for Unit #2 at 7 Whitman Street.

This is a vacant two-family home that was purchased in November 2021; both units were previously occupied by tenants within the previous 12 months, who no longer occupy the units. The tenants have received communication from the current owner regarding the intent to convert and the submitted condo conversion application (copies of the notices are in the file), and notices of the hearing were sent to the former tenants from City staff.

Ward 2 Precinct 1

Application of 10-12 Linden St. LLC., Seeking a Preliminary Rental Conversion Permit for Unit #1, a Preliminary Rental Conversion Permit for Unit #2, a Preliminary Rental Conversion Permit for Unit #3, and a Preliminary Rental Conversion Permit for Unit #4 at 10-12 Linden Street.

This is a vacant four-family home that was purchased in November 2021; all four units were previously rental units. The attorney representing the owner attempted to get the contact information for the prior tenants, via email sent to the former owner's attorney. No information was provided to the current owner's attorney regarding the prior occupants.

Ward 5 Precinct 1

Application of 12 Woodbine, LLC., Seeking a Preliminary Non-Rental Conversion Permit for Unit #1 and a Final Courtesy Conversion Permit for Unit #2 at 12 Woodbine St.

This is single family home that was previously owner occupied until the sale in December 2021. Prior Owner Occupancy status has been verified via an affidavit included in the file as well as 12 months of consecutive utility statements. The unit is currently vacant. This property has received approval to convert from a single family dwelling to a 2-family dwelling. The Certificate of Zoning Compliance is included with this application.

Ward 1 Precinct 3

Application of 14-16 Otis Street Realty, LLC., Seeking a Preliminary Rental Conversion Permit for Unit #1, a Preliminary Rental Conversion Permit for Unit #2, and a Preliminary Rental Conversion Permit for Unit #3 at 14-16 Otis Street.

This is 3-family home that is being used as a rental in all three units. The tenants have received communication from the current owner regarding the intent to convert (copies of the notices are in the file), and notices of the hearing were sent to the tenants from City staff.

Ward 1 Precinct 2

Application of Nikolay Koumpikov and Katrin A. Koumpikova, Seeking a Preliminary Non-Rental Conversion Permit for Unit #1 and also a Preliminary Non-Rental Conversion Permit for Unit #2 at 23 Franklin Street.

This is a vacant two-family home that was purchased in December 2021; both units were previously occupied by the owner, there is an affidavit in the file stating this, as well as an assessors database card that shows a residential exemption on the property.

Ward 7 Precinct 1

Application of Richard J. Monagle and Kimberly DiGregorio, Seeking a Preliminary Rental Conversion Permit for Unit #1 and a Preliminary Rental Conversion Permit for Unit #2 at 28 Cameron Avenue.

This is two-family home that was previously used as a rental property. The owners purchased and owned the property since April in 2007. Both units have been vacant since August of 2020 and remain vacant at this time.

Ward 1 Precinct 2

Application of Daniela Giardina and Daniele Foresti, Seeking a Preliminary Rental Conversion Permit for Unit #1 and also a Preliminary Rental Conversion Permit for Unit #2 at 30-32 Illinois Avenue.

This is an owner occupied two-family home. Each owner occupies a separate unit within the property. The property was purchased in May of 2018. Each of the owners have roommates who occupy the units with them, the tenants have received communication from the current owner regarding the intent to convert and the submitted condo conversion application (copies of the notices are in the file), and notices of the hearing were sent to the tenants from City staff.

Ward 5 Precinct 2

Application of 43 Prichard Avenue LLC., Seeking a Preliminary Rental Conversion Permit for Unit #1 and a Preliminary Rental Conversion Permit for Unit #2 located at 43 Prichard Ave.

The property was purchased vacant in November of 2021. Both Unit #1 and Unit #2 were previously rental units. The attorney representing the owner attempted to get the contact

information for the prior tenants, via email sent to the former owner's attorney (please see email correspondence as part of the application package). No information was provided to the current owner's attorney regarding the prior occupants.

Ward 5 Precinct 2

Application of 62 Governor Winthrop Realty LLC., Seeking a Preliminary Non-Rental Conversion Permit for Unit #1 and a Preliminary Rental Conversion Permit for Unit #2 located at 62 Governor Winthrop Road.

The property was purchased vacant in October of 2021. Unit #1 was previously owner occupied and an affidavit and assessor's office document have been submitted as proof. Unit #2 was previously a rental unit. The owner provided contact information for one of the tenants. The owner provided notice of the intent to convert to that tenant. City staff attempted to notify the tenant of the hearing, but numerous attempts to send emails went undeliverable. The tenant did fill out the notice form and questionnaire.

Ward 7 Precinct 1

Application of Qihong Huang and Xiaodong Wu, Seeking a Preliminary Rental Conversion Permit for Unit #1 and a Preliminary Rental Conversion Permit for Unit #2 located at 83-85 Electric Avenue.

The property was purchased vacant in September of 2021. Both Unit #1 and Unit #2 were previously rental units. The attorney representing the owner attempted to get the contact information for the prior tenants, via email sent to the former owner's attorney (please see email correspondence as part of the application package). No information was provided to the current owner's attorney regarding the prior occupants.

Ward 2 Precinct 2

Application of Dah Beacon Street LLC., Seeking a Preliminary Rental Conversion Permit for Unit #1 and a Preliminary Rental Conversion Permit for Unit #2 located at 105 Beacon Street.

The property was purchased vacant in October of 2021. Both Unit #1 and Unit #2 were previously rental units. The attorney representing the owner attempted to get the contact information for the prior tenants, via email sent to the former owner's attorney (please see email correspondence as part of the application package). No information was provided to the current owner's attorney regarding the prior occupants.

Ward 5 Precinct 3

Application of The Feltch Family Revocable Trust., Seeking a Preliminary Non-Rental Conversion Permit for Unit #1 and a Preliminary Rental Conversion Permit for Unit #2 located at 121 Hudson Street.

The property was purchased in July of 2007. Unit #1 was previously a rental unit and has not been occupied within the past 12 months. Unit #2 was previously an owner occupied unit. The

owner passes away in February of 2021 and the unit has been vacant since. Provided with the application is an affidavit stating the owner occupied it as their primary residence as well as 12 months of consecutive utility statements. Unit number 1 has been vacant for over 12 months.

Ward 5 Precinct 3

Application of Inman Square Realty, Inc., Seeking two Preliminary Non-Rental Conversion Permits for Unit #1 (231 Summer St.) and Unit #2 (233 Summer St.) located at 231-233 Summer Street.

The property was purchased in February of 2021. 231-233 Summer Street was previously owned by Christine Ferrante and Catherine Burgess. Unit #1 (231) was previously owner occupied for the 12 months immediately preceding the unit becoming vacant by one of the two owners, Catherine Ferrante, who occupied the unit from July 2016 until April 2021. Unit #2 (233) was previously owner occupied for the 12 months immediately preceding the unit becoming vacant by the other of the two owners, Catherine Burgess, who occupied the unit from July 2016 until February 2021.

Additionally, affidavits from each of the two previous owners were submitted, as well as verification from the assessor's office document have been submitted as proof. Additionally, an affidavit was also submitted from the current owner that the units have not been leased since they purchased 231-233 Summer Street, a two-family property, in February 2021.

CONTINUED ITEMS

Ward 2 Precinct 1

Application of Linda Lambert, aka linda LoPresti and Kathleen Silva, Kelly A. Levins, Personal Representative of the Estate of Janice Elizabeth Connors a/k/a Janice E. Connors, Middlesex Probate and Family Court No. MI21P0289EA, Eric McCambly, Personal Representative of the Estate of Joseph McCambly, Jr. Middlesex Probate and Family Court No. MI21P0910EA, Tracy Piantedosi, Personal Representative of the Estate of Richard Francis McCambly, Middlesex Probate and Family court No. MI21P0560EA-Seeking a Preliminary Conversion Permit for Unit #1 and Unit #2 at 55 Springfield St.

Seeking a Preliminary Non-Rental Conversion Permit for Unit 1 and a Preliminary Non-Rental Conversion Permit Unit 2 located at 55 Springfield St.

This is a two family home, Unit 1 is currently vacant and was previously owner occupied, Unit 2 is currently vacant and had been previously owner occupied. There are accompanying documents from the probate court in the file granting authority to the parties involved. This case came before the board in November 2021, and then again in December 2021 to clarify the vote on the permit. After the permit was issued the attorney representing the property contested the 1-year waiting period conditioned to unit #2. He has since provided an updated affidavit from the former owner stating that unit 2 was also previously owner occupied and would like to board to vote on this item again removing the condition of a 1-year waiting period.

Ward 3 Precinct 1

Application of Alexander D. Grace, seeking a Final Conversion Permit for Unit #1 and Unit #2 located at 33 Warren Ave.

This application went before the board back at the August meeting of the Condo Review Board, again at the December 2021 hearing and is coming back before the board today.

4. ADJOURN